

The regular meeting of the Souderton Planning Commission was called to order at 7:00 pm on the above date by Chairman Edward Huber. Other Commission members present included Jeffrey Gross, Laurie Reynolds, Thomas Rosenberger and Andrew Schlosser. The meeting was also attended by Borough Manager P. Michael Coll, Melissa Prugar, P. E. of Boucher and James, Inc., Marley Bice, AICP, Senior Planner and Chloe M. Mohr, Community Planner of the Montgomery County Planning Commission. Also in attendance was Mayor John R. Reynolds.

Chairman Huber asked for consideration of the minutes from the July 5, 2017 Planning Commission meeting. A motion was made by Laurie Reynolds and seconded by Andrew Schlosser, to approve the minutes of the July 5, 2017 meeting of the Souderton Planning Commission as presented. The motion was approved.

Chairman Huber then recognized developer John Heckler and his project manager Brian Grant to discussed plans to revise the approved Phase 2A concerning the construction of townhomes along School Lane. The proposal seeks to re-orient the rear townhouse unit to run parallel with School Lane and increase the number of units from 5 to 6. The revised plan also seeks to add an additional unit to the end townhouse building increasing the total units from 6 to 7. The plan also includes a proposed lot line change with the adjoining Lipkin property to provide the required setback requirement and to further provide for the expansion of the parking lot to be shared between the Lipkin property and the adjoining development. The Planning Commission reiterated that the proposed lot line adjustment will be required in conjunction with plan approval and the issuance of building permits. Brian Grant noted that they are in the process of finalizing an agreement with Mark Lipkin.

Brian Grant further noted that the revised plan set for Phase 2A will remove the prior conceptual plan and replace it with the most current conceptual plan that was discussed by Clayton Heckler last month. John Heckler noted that they are currently working to improve the interior town center space and associated site amenities adjoining the Walden units. They continue to have discussions with restaurant users and retailers and they are further considering an application for a liquor license.

Marley Bice discussed the required Zoning Ordinance amendments that will be necessary to accommodate the proposed revisions to the townhouse groupings within Phase 2A. Borough Manager Michael Coll noted that the Zoning Ordinance has specific architectural requirements for the construction of the townhomes. Brian Grant confirmed that there are no proposed changes in the architectural components of the townhouse units and they will continue to comply with the established architectural requirements. Marley Bice further commented that the proposed Zoning Ordinance revisions are specific to Phase 2A and do not address the remainder of the site. As the concept plan is refined, further Zoning Ordinance amendments may have to be considered.

Chairman Edward Huber concluded the presentation with the developers noting that the Planning Commission cannot move forward with formal review of the revised plan until Souderton Borough Council provides direction on their interest in considering the required Zoning Ordinance

amendments associated with the proposed revisions to the townhouse units. The Planning Commission members did not express opposition to the proposed townhouse revisions in Phase 2A.

Following the developer's presentation, Planning Commission members further discussed the associated conceptual plan for the balance of the former high school site. Their discussion primarily focused on the additional 15 interior townhouse units. The additional townhomes will restrict the potential to push the Walden model units deeper into this interior space eliminating opportunity to expand the town center area and potential improvements to traffic flow through the development. Planning Commission members concluded that the interior 15 townhomes continue to be of concern and there continues to be a divide between the Borough's and the Developer's perception of the marketability of commercial space versus residential.

County Planner Marley Bice circulated revised Zoning Ordinance amendments regarding outdoor dining that were discussed last month. Planning Commission members reviewed and discussed the revised draft regulations. Planning Commission members recommended that the goal should be to incorporate suitable regulation without the burden of a variance. Flexibility should be considered for various scenarios where outdoor dining could be located adjacent to a building but not along a sidewalk.

There being no further business, the meeting was adjourned at 8:30 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary